

WELSH

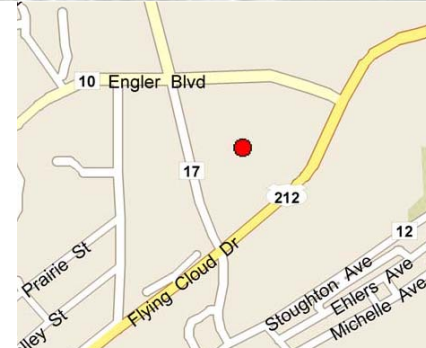
Chaska

INNOVATION FROM THE GROUND UP



For Sale

Chaska Gateway
Highway 212 and Audubon Road
Chaska, Minnesota



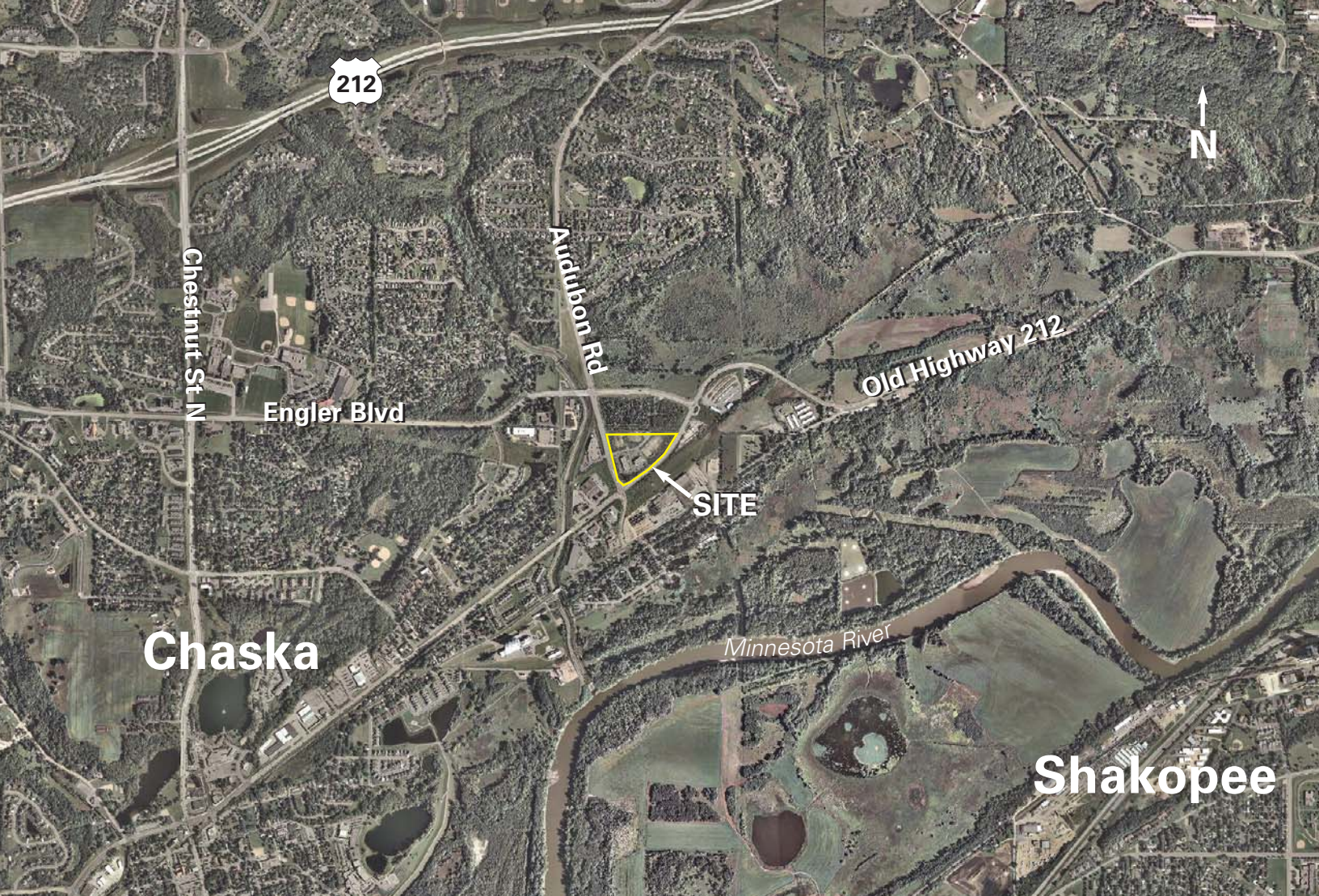
- 5 acres available (divisible to 1.8 acres)
- Open Commercial Zoning
- Pad ready Sites (sewer and utilities in place)
- Soil and engineering tests completed
- Quick access to the old 212 and the new 212 (312)
- Excellent visibility and High traffic counts
- High growth Area
- Two (2) lots Sold and Developed already
- Current User include: Caribou Coffee, Papa Murphy's Pizza, and Napa Auto Parts

For more information contact:

Brian Netz
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bnetz@welshco.com

Kevin Simons
952.897.7871
ksimons@welshco.com

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Chaska Gateway For Sale

Building Address:

Highway 212 & Audubon Road
Chaska, Minnesota

Brian Netz

- 952.897.7736
- bnetz@welshco.com

Lot Sizes:

1.8 acres (buildable)

3.2 acres (buildable)
5 acres total

Kevin Simons

- 952.897.7871
- ksimons@welshco.com

Zoning:

Open

Lot 4:

3.2 Acres

Pricing:

\$9.00 psf

Lot 5:

1.8 Acres

Pricing:

\$8.00 psf

Comments:

- Appeals to a variety of users
- Quick access to Highway 212 and 312
- Great visibility
- Heavy traffic zone
- Open zoning
- High growth area
- Sites are pad ready (soils and engineering tests are complete)

www.welshco.com

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